



EPIC Commercial Realty sells 227 Clarkson Ave. for \$1.375 million; Completed by Y. Edelkopf, B. Edelkopf and Rybinskov

March 09, 2015 - Front Section

EPIC Commercial Realty arranged the sale of its exclusive listing 227 Clarkson Ave., a development site in Prospect-Lefferts Gardens. The property is a vacant 4,584 s/f lot, with commercial and residential zoning, which has 11,139 s/f of development rights. The 421A eligible lot is found between Rogers and Nostrand Aves.

The neighborhood has a lot of history; many buildings in the historical sector of the neighborhood resemble that of Manhattan's Upper West Side, with their façades and timeless feel. EPIC CEO Yona Edelkopf previously said, "As of late, larger scale condo and rental development projects have been popping up throughout Prospect-Lefferts Gardens granting the area a lot of continuous attention from investors and developers." Looking back on his statement he said, "The sale of this lot affirms my belief that Prospect-Lefferts is the next big neighborhood in Brooklyn."

227 Clarkson Ave. is two blocks from the Winthrop Ave. 2, 5 train station and Kings County Hospital Center as well as within walking distance to Prospect Park and the Parkside Ave. Q train station. The property sold for \$1.375 million by Yona Edelkopf and EPIC sales associates Baruch Edelkopf and Mike Rybinskov. It was listed exclusively with Yona Edelkopf for \$1.5 million.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540